

**To:** The Honorable Mayor and City Council

**From:** Maxine Calloway, Community Planning & Development Director

**Date:** August 27, 2013

**Re:** Transmittal of Annexation Application – Proposed Gragny-Dixie Area

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'GRATIGNY-DIXIE ANNEXATION AREA', COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHWEST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH-SIDE AND THE BISCAYNE CANAL ON THE NORTH-SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH-SIDE BY 119TH STREET, AND ON THE WEST-SIDE BY THE CITY LIMITS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**REQUEST**

That the Mayor and Council adopt the proposed resolution authorizing City Administration to transmit the proposed annexation application to Miami Dade County for the 'Gratigny-Dixie Annexation Area', comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119th Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121st Street, on the east-side by Northeast 1st Avenue, on the south-side by 119th Street, and on the west-side by the City limits ("Subject Area"), as depicted in the attached map and in accordance with the Boundary Change Procedure of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

**BACKGROUND**

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including exploring annexations where feasible. Additionally, Policy 1.1.10 requires that the City conduct a study to determine the feasibility of annexing unincorporated County owned properties that are contiguous to the City's boundaries. As such, at its' July 9, 2013 meeting the Mayor and Council adopted Resolution R-2013-83 authorizing City Administration to conduct data and analysis to determine the feasibility of annexing the subject area, which

is comprised mostly by small businesses and the Gratigny Elementary school. The 16.5 acres contain no residential units. According to the Miami Dade Supervisor of Elections office **the area currently has no registered voters; as such no petition will be required.** The area is also located within the City of North Miami's Water Service Area and is partially on septic and sewer systems. Attached is an executive summary outlining the findings for each annexation area.

### **GROUND'S FOR PROPOSED ANNEXATION BOUNDARY CHANGES**

The majority of the area is nonresidential in nature and includes frontage along West Dixie Highway and NE 119<sup>th</sup> Street, both State roads and important routes for commuters traveling north and south between Miami and the Northeast of the County. The annexed area will also close gaps in the southern border of the City, as well as gaps in census tracts which are within the City. By joining the City, the area will benefit from greater accessibility to government services including improved Police response times.

Based on staff's analysis the proposed annexation is anticipated to result in a **net revenue gain of over \$33,687 in new property taxes alone** (additional gains may be achieved from future building, reoccupancy, and other permit requests). Staff has also concluded that due to its current location and ongoing municipal, development and business service needs, the subject area would be more efficiently served by the City of North Miami City Hall which is located less than a mile away rather than Miami Dade County Government Center which is located over 10 miles away.

### **CONCLUSION**

Staff believes the City has met all the annexation requirements outlined in Chapter 20 of the County Code and as such requests that the Council approves the proposed resolution authorizing staff to transmit a formal application to Miami Dade County Clerk for review.

### **Attachments**

- 1) Map of Proposed Annexation
- 2) Resolution
- 3) Executive summary



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE ‘GRATIGNY-DIXIE ANNEXATION AREA’, COMPRISED OF: 1) THE UNINCORPORATED AREA NORTHWEST OF WEST DIXIE HIGHWAY, FROM NORTHEAST 119TH STREET ON THE SOUTH-SIDE AND THE BISCAYNE CANAL ON THE NORTH-SIDE; AND 2) THE UNINCORPORATED AREA BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY NORTHEAST 1ST AVENUE, ON THE SOUTH-SIDE BY 119TH STREET, AND ON THE WEST-SIDE BY THE CITY LIMITS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, policy 8.1.7 of the City of North Miami (“City”) Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to the potential of annexations where necessary; and

**WHEREAS**, the Mayor and City Council desire to annex the subject area known as the ‘*Gratigny-Dixie Annexation Area*’, comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119<sup>th</sup> Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121<sup>st</sup> Street, on the east-side by Northeast 1<sup>st</sup> Avenue, on the south-side by 119<sup>th</sup> Street, and on the west-side by the City limits (“Subject Area”), as depicted in the attached map; and

**WHEREAS**, Policy 1.1.10 of the City’s Comprehensive Plan requires that the City conduct a study to determine the feasibility of annexing areas situated within unincorporated Miami-Dade County and which are contiguous to the City’s boundaries; and

**WHEREAS**, on July 9, 2013, the Mayor and City Council adopted Resolution R-2013-83, authorizing the City administration to conduct an analysis and collect data to determine the feasibility of annexing the Subject Area; and

**WHEREAS**, City administration completed its analysis of the proposed annexation and

determined that: 1) the annexation would benefit the City due to the Subject Area's commercial composition and strategic location on a major business corridor; and 2) located less than one (1) mile away, the Subject Area would benefit by its close proximity to City Hall and most City services, as opposed to Miami-Dade County which is located eight (8) miles away; and

**WHEREAS**, consistent with Miami-Dade County Code of Ordinances, formal notice of the City's intent to annex the Subject Area was published in a newspaper of general circulation, and provided to all property owners situated within the Subject Area, as well as six hundred (600) feet from the boundaries of the Subject Area; and

**WHEREAS**, City administration seeks authorization from the Mayor and City Council to file a formal annexation application with the Miami-Dade County Clerk, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

**WHEREAS**, the Mayor and City Council have reviewed the proposed annexation application and determined that it satisfies the goals, objectives and policies of the City's Comprehensive Plan and therefore, it is in the best interest of the City to proceed with the formal annexation application to Miami-Dade County.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Authorization to Submit Annexation Application.** The Mayor and City Council of the City of North Miami, hereby approve the submittal of an application to Miami-Dade County to annex into the City of North Miami an area known as the 'Gratigny-Dixie Annexation Area', comprised of: 1) the unincorporated area northwest of West Dixie Highway, from Northeast 119<sup>th</sup> Street on the south-side and the Biscayne Canal on the north-side; and 2) the unincorporated area bordered on the north-side by Northeast 121<sup>st</sup> Street, on the east-side by Northeast 1<sup>st</sup> Avenue, on the south-side by 119<sup>th</sup> Street, and on the west-side by the City limits, as depicted in the attached map.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of August, 2013.

\_\_\_\_\_  
LUCIE M. TONDREAU  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

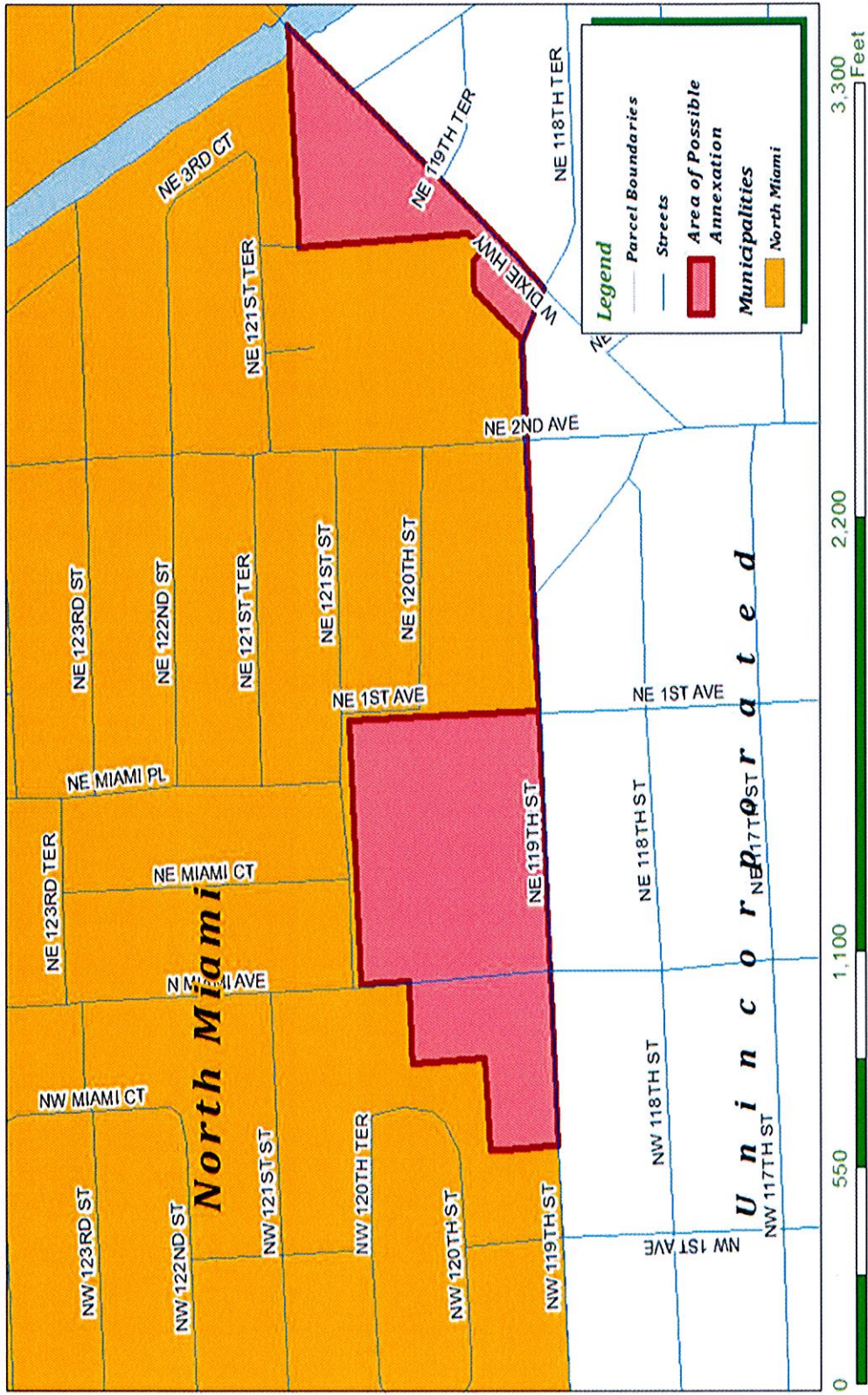
Seconded by: \_\_\_\_\_

**Vote:**

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol F. Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)



# Possible Annexation: Gratigny-Dixie Annexation Area



## Gratigny-Dixie Annexation Area

### Boundaries:

Area is bounded roughly on the north by NE 121st street, to the east by W Dixie Hwy, to the south by NE 119th ST, and to the west by N. Miami Ave.

### Land Use and Electorate Analysis

Residential Percentage: 0%  
Single-family homes: none  
Number of Electors: 0 (confirmed)  
New roadways: none, just median on Dixie to be maintained  
Election or Petition: none

### Estimated Expenses

Department	Summary	1 <sup>st</sup> Year	Annual
Streets	Streets/sidewalks repairs	0	0
Water/Sewer	No required costs		
Parks	Median maintenance	\$3,000	\$3,000
Police	1 additional officer	0	0
Sanitation	No net cost to City	0	0
Petition/Election	Certification pending	0	0
<b>TOTAL</b>		<b>3,000</b>	<b>3,000</b>

### Estimated Fiscal Impact

Total Assessed Value	Total Taxable Value	County Revenue 1.9283	City Tax Annual Revenues 8.1 mils	Net Revenue Year 1	Net Revenue Annual
\$8,634,919	\$4,529,274	\$8,734	\$36,687	\$33,687	\$33,687